

ARTICLE 8

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17.100.010 - Purpose of Article

This Article provides definitions of terms and phrases used in this Zoning Ordinance that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Article conflict with definitions in other provisions of the Municipal Code, these definitions shall control for the purposes of this Zoning Ordinance. If a word is not defined in this Article, or in other provisions of the Zoning Ordinance, the most common dictionary definition is presumed to be correct.

17.100.020 - Definitions of Specialized Terms and Phrases

As used in this Zoning Ordinance, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

A. Definitions, "A."

ACE. U.S. Army Corps of Engineers, the federal agency responsible for issuing wetlands delineations.

Accessory Dwelling Units. A second permanent dwelling that is accessory to a primary dwelling on the same site. An accessory dwelling unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking.

Accessory Residential Uses and Structures. Any use and/ or structure that is customarily a part of, and clearly incidental and secondary to, a residence and does not change the character of the residential use. These uses include the following detached accessory structures, and other similar structures normally associated with a residential use of property:

garages
gazebos
greenhouses
spas and hot tubs
storage sheds

studios
swimming pools
tennis and other on-site sport courts
workshops

Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use. Does not include: accessory dwelling units, which are separately defined;

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or home satellite dish and other receiving antennas for earth-based TV and radio broadcasts (see "Telecommunications Facilities").

Accessory Retail Uses. The retail sales of various products (including food) and/ or the provision of personal services (e.g., hair cutting, etc.) within a health care, hotel, office, or industrial complex for the purpose of serving employees or customers, and is not visible from public streets. These uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office and industrial complexes.

Accessory Structure. A structure that is physically detached from, secondary and incidental to, and commonly associated with the primary structure. For the purposes of this Zoning Ordinance, accessory structures and uses include: detached garages, greenhouses, artist's studios, and workshops; hot tubs, jacuzzis, spas, and swimming pools, together with any enclosures; and any other open air enclosures, including gazebos and detached patio covers.

Accessory Use. A use customarily incidental to, related and clearly subordinate to a principal use established on the same parcel, which does not alter the principal use nor serve property other than the parcel where the principal use is located.

Adult Entertainment Businesses. Any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter center, or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state law. Refer to Chapter 5.40 of the Lodi Municipal Code for Adult Business definitions.

Affordable unit. An ownership or rental housing unit as required by this section, which is affordable by households with very low or low income.

Agent. A person authorized in writing by the property owner to represent and act for a property owner in contacts with City employees, committees, Commissions, and the Council, regarding matters regulated by this Zoning Ordinance.

Agricultural Processing. The processing of crops after harvest, to prepare them for on-site marketing or processing and packaging elsewhere. Includes the following:

alfalfa cubing	hay baling and cubing
corn shelling	pre-cooling and packaging of fresh or
cotton ginning	farm-dried fruits and vegetables
custom grist mills	sorting, grading and packing of fruits and
custom milling of flour, feed and grain	vegetables
drying of corn, rice, hay, fruits and vegetables	tree nut hulling and shelling
grain cleaning and custom grinding	

Any of the above activities performed in the field with mobile equipment not involving permanent structures are included under the definition of "Crop Production."

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Alcoholic Beverage Sales. The retail sale of beer, wine, and/ or other alcoholic beverages for on- or off-premise consumption.

Alley. A public or private roadway, generally not more than 30 feet wide that provides vehicle access to the rear or side of parcels having other public street frontage, that is not intended for general traffic circulation.

Allowed Use. A use of land identified by Article 2 (Zoning Districts and Allowable Land Uses) as a permitted or conditional use that may be established with land use permit and, where applicable, site plan and site plan and design review and/ or Building Permit approval, subject to compliance with all applicable provisions of this Zoning Ordinance.

Alteration. Any construction or physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.

Amenity. Interior features which are not essential to the health and safety of the resident, but provide visual or aesthetic appeal, or are provided as conveniences rather than as necessities. Interior Amenities may include, but are not limited to fireplaces, garbage disposals, dishwashers, cabinet and storage space and bathrooms in excess of one. Amenities shall in no way include items required by City building codes or other ordinances which are necessary to insure the safety of the building and its residents.

Antenna. Any system of wires, poles, rods, reflecting discs or similar devices used for the transmission and/ or reception of electromagnetic radiation waves, including devices with active elements extending in any direction, and directional parasitic arrays with elements attached to a generally horizontal boom which may be mounted on a vertical support structure. Antenna-related definitions include the following.

1. **Antenna, Amateur Radio.** Any antenna used for transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission (FCC).
2. **Antenna, Building or Roof Mounted.** An antenna mounted on the side or top of a building or another structure (e.g., water tank, billboard, church steeple, freestanding sign, etc.), where the entire weight of the antenna is supported by the building, through the use of an approved framework or other structural system which is attached to one or more structural members of the roof or walls of the building.
3. **Antenna, Dish.** A dish-like antenna used to link communication sites together by wireless transmissions of voice or data. Also called microwave dish antenna.
4. **Antenna, Ground Mounted.** Any freestanding antenna, the entire weight of which is supported by an approved freestanding platform, framework, or other structural system which is attached to the ground by a foundation.
5. **Antenna, Monopole.** A structure composed of a single spire used to support antennas and related equipment.

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6. **Antenna, Panel.** An antenna or array of antennas that are flat and rectangular and are designed to concentrate a radio signal in a particular area. Also referred to as a directional antenna.
7. **Antenna, Satellite.** An antenna for the home, business, or institutional reception of television, data, and other telecommunications broadcasts from orbiting satellites.
8. **Antenna, Whip.** An antenna consisting of a single, slender, rod-like element, which is supported only at or near its base. They are typically less than six inches in diameter and measure up to 18 feet in height. Also called omnidirectional, stick or pipe antennas.

Animal Raising. The keeping/ raising of farm animals, including cattle, goats, horses, sheep, swine (including pot bellied pigs), fowl, poultry, and other animals determined by the Director to not be common household pets. Does not include: birds, cats, dogs, and other household pets or exotic animals, which are separately defined.

Apartment. See "Multi-Family Dwellings."

Applicant. Any person, firm, partnership, association, joint venture, corporation, or an entity or combination of entities which seeks City permits and approvals.

Approval. Includes both approval and approval with conditions.

Area, Lot. See "Lot Area."

Art, Antique, Collectible and Gift Stores. Retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books.

Assisted Living Facility. See "Residential Care Facilities for the Elderly."

At one location. All adjacent land owned or controlled by the applicant, the property lines of which are contiguous at any point, or the property lines of which are separated only by a public or private street, road or other public or private right-of-way, or separated only by other land of the applicant.

Attic. The area located between the uppermost plate and the roof or ridge of a structure.

Auto Parts Sales. Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services" or businesses dealing exclusively in used parts, which are included under "Recycling - Scrap and Dismantling Yards."

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Auto Repair and Maintenance. The repair, alteration, restoration, towing, painting, cleaning (including self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes the following categories.

1. **Major Repair/Body Work.** Repair facilities dealing with entire vehicles. These establishments provide towing, collision repair, other body work, and painting services; and also include tire recapping establishments.
2. **Minor Maintenance/Repair.** Minor facilities specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, etc.).

Does not include automobile parking (see "Parking Facilities/ Vehicle Storage"), repair shops that are part of a vehicle dealership on the same site (see "Auto Sales and Rental," and "Recreational Vehicle Sales and Rental"); automobile service stations, which are separately defined; or automobile dismantling yards, which are included under "Recycling - Scrap and Dismantling Yards."

Auto Sales and Rental. Retail establishments selling and/ or renting automobiles, trucks and vans. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/ accessories separate from a vehicle dealership (see "Auto Parts Sales"); bicycle and moped sales (see "General Retail"); mobile home sales (see "Mobile Home and RV Sales"); tire recapping establishments (see "Auto Repair and Maintenance"); businesses dealing exclusively in used parts, (see "Recycling - Scrap and Dismantling Yards"); or "Service Stations," which are separately defined.

Automated Teller Machines (ATM). Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations.

Automobile Dismantling Yard. See "Recycling - Scrap, and Dismantling Yards."

B. Definitions, "B."

Banks and Financial Services. Financial institutions including:

banks and trust companies	securities/ commodity contract brokers
credit agencies	and dealers
holding (but not primarily operating) companies	security and commodity exchanges
lending and thrift institutions	vehicle finance (equity) leasing agencies
other investment companies	

See also, "Automated Teller Machine," above.

Bar. See "Night Clubs and Bars."

Definitions

B

Basic Services. Services provided by a residential care facility for the elderly that may include daily activities (social, recreational and educational); community space; utilities and cleaning; safety and security; 24 hour experienced staff; maintenance of residence and grounds; personal care; three daily meals; family support activities; transportation; and medication administration.

Bed and Breakfast Inns (B&Bs). Residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations. A Bed and Breakfast Inn with more than five guest rooms is considered a hotel or motel, and is included under the definition of "Hotels and Motels." Does not include room rental, which is separately defined (see "Rooming and Boarding Houses").

Block. Property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting streets and railroad right-of-way or waterway or subdivided acreage

Board and Care Home. See "Residential Care Facilities for the Elderly."

Building. See "Structure."

Building Material Stores. Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes paint, wallpaper, glass, fixtures. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Warehousing, Wholesaling and Distribution." Hardware stores are listed in the definition of "General Retail," even if they sell some building materials.

Business Support Services. Establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:

blueprinting	janitorial services
business equipment repair services (except vehicle repair, see "Vehicle Services")	mail advertising services (reproduction and shipping)
commercial art and design (production)	outdoor advertising services
computer-related services (rental, repair)	photo finishing
copying and quick printing services	protective services (other than office related)
equipment rental businesses within buildings (rental yards are "Outdoor Sales Yards")	soils and materials testing laboratories
film processing laboratories	window cleaning
heavy equipment repair services where repair occurs on the client site	

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C. Definitions, "C."

California Environmental Quality Act (CEQA). State law (California Public Resources Code Sections 19000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action, prior to allowing the action to occur.

California Public Utilities Commission (CPUC). The governmental agency which regulates the terms and conditions of public utilities in the State.

Car Washes. Permanent, self-service and/ or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are fund-raising activities, typically conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day. See 17.42.040 (Temporary Use Permits).

Care and Supervision. Services which if provided require a residential care facility for the elderly to be licensed. These services include assistance as needed with activities of daily living and the assumption of varying degrees of responsibility for the safety and well-being of residents to include: assistance in dressing, grooming, bathing and other personal hygiene; assistance with taking medication; central storing and distribution of medications; assistance with medical and dental care (including transportation); maintenance of house rules; supervision of resident schedules and activities; voluntary maintenance and supervision of resident monies or property; and monitoring food intake or special diets.

Caretaker Quarters. A residence that is accessory to a nonresidential primary use of the site, where needed for security, or 24-hour care or supervision.

Cell site. A geographical area with a radius of two to eight miles that contains both transmitting and receiving antennae.

Cellular. An analog or digital wireless communication technology that is based on a system of interconnected neighboring cell sites, each of which contains antennae.

Certificate of Public Convenience and Necessity. A certificate issued by the California Public Utilities Commission (CPUC).

Child Day Care Facilities. Facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

1. **Child Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
2. **Large Family Day Care Home.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for seven to 14

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children. Children under the age of 10 years who reside in the home count as children served by the day care facility.

3. Small Family Day Care Home. A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of 10 years who reside in the home count as children served by the day care facility.

4. Adult day care facilities. A day care facility providing care and supervision for adult clients.

City. The City of Lodi referred to in this Zoning Ordinance as the "City."

City Council. The Lodi City Council, referred to in this Zoning Ordinance as the "Council."

City Resident. Any person who has lived within the City limits of the City of Lodi continually for one year immediately prior to the date of application for an affordable unit.

Clubs, Lodges, and Membership Meeting Halls. Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for:

business associations
civic, social and fraternal organizations
labor unions and similar organizations

political organizations
professional membership organizations
other membership organizations

Co-location. The locating of wireless communications equipment from more than one provider on a single ground-mounted, roof-mounted, or structure-mounted facility.

Commission. See "Planning Commission."

Common Interest Development. Any residential condominium, community apartment house, or stock cooperative.

Community Centers. Multi-purpose meeting and recreational facilities typically consisting of one or more meeting or multi-purpose rooms, kitchen and/ or outdoor barbecue facilities, that are available for use by various groups for activities including meetings, parties, receptions, dances, etc.

Community Garden. A site used for growing plants for food, fiber, herbs, flowers, which is shared and maintained by nearby residents.

Community Space. Space within a residential care facility for the elderly that may include dining facilities such as a café or snack bar; beauty or barber shops; retail shops that sell food items, non-prescription drugs, small household items and gifts; pharmacies; libraries; game rooms; meeting rooms; music/ craft rooms; community laundry rooms; community kitchens; and other similar facilities for residents and guests.

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Condominium. As defined by Civil Code Section 1315, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. The area within the boundaries may be filled with air, earth, or water, or any combination thereof, and need not be physically attached to any land except by easements for access and, if necessary, support.

Congregate Living Health Facility. A residential home with a capacity of no more than six beds, which provides 24-hour skilled nursing and supportive care. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities. Congregate living health facilities provide at least one of the following services: services for persons who are mentally alert, physically disabled persons, who may be ventilator dependent; services for persons who have a diagnosis of terminal illness and a life expectancy of six months or less; or services for persons who are catastrophically and severely disabled.

Construction/Heavy Equipment Sales and Rental. Retail establishments selling or renting heavy construction equipment, including cranes, earth moving equipment, heavy trucks, etc.

Contractor Storage Yards. Storage yards operated by, or on behalf of a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.

Convalescent Hospital. See "Skilled Nursing Facilities."

Convenience Stores. Retail stores of generally 3,500 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs.

County. The County of San Joaquin, State of California.

Crop Production. Commercial agricultural field and orchard uses including production of:

field crops	melons
flowers and seeds	ornamental crops
fruits	tree nuts
grains	trees and sod
grapes	vegetables

Also includes associated crop preparation services and harvesting activities, such as mechanical soil preparation, irrigation system construction, spraying, crop processing and retail sales in the field, including sales sheds.

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D

D. Definitions, "D."

Density. The number of housing units per net acre, unless otherwise stated, for residential uses.

Department. The Lodi Community Development Department, referred to in this Zoning Ordinance as "Department."

Detached. Any structure that does not have a wall or roof in common with another structure.

Developer. Any person, firm, partnership, association, joint venture, corporation, or an entity or combination of entities that seeks City permits and approvals for development.

Development. Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures, and/ or the establishment of a new land use. New development is any construction, or alteration of an existing structure or land use, after the effective date of this Zoning Ordinance.

Development Agreement. A contract between the City and an applicant for a development project, in compliance with Division 17.46 (Development Agreements) of this Zoning Ordinance and Government Code Sections 65864 et seq. A development agreement is intended to provide assurance to the applicant that an approved project may proceed subject to the policies, rules, regulations, and conditions of approval applicable to the project at the time of approval, regardless of any changes to City policies, rules, and regulations after project approval. In return, the City may be assured that the applicant will provide infrastructure and/ or pay fees required by a new project.

Development Standards. The provisions of Lodi Zoning Ordinance.

Director. The City of Lodi Community Development Director, or designee of the Director.

District. See "Zoning District."

Drive-in and Drive-thru Sales. Facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, etc.

Drive-in and Drive-thru Services. Facilities where services may be obtained by motorists without leaving their vehicles. These facilities include drive-up bank teller windows, dry

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cleaners, etc. Does not include: automatic teller machines (ATMs) or automobile service stations, or car washes, which are separately defined.

Driveway. Means a vehicle access way extending from road or street to a building or structure, vehicle parking or delivery area, or pedestrian drop-off point, or between such areas on a site.

Duplex. A residential structure under single ownership containing two dwellings.

Dwelling, dwelling unit, or housing unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Dwelling Group. Two or more detached dwelling units located on a single parcel of land in one ownership and having any yard, access driveway or court in common.

Definitions

E

E. Definitions, "E."

Easement. A grant of one or more of the property rights by the property owner to and/ or for the use by the public, a corporation or another person or entity.

Electromagnetic field. The local electric and magnetic fields caused by voltage and the flow of electricity that envelop the space surrounding an electrical conductor.

Electronics, Equipment, and Appliance Manufacturing. Establishments engaged in manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation and use of electrical energy, including:

appliances such as stoves/ ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines	miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines
aviation instruments	
computers, computer components, and peripherals	motors and generators
electrical transmission and distribution equipment	optical instruments and lenses
electronic components and accessories, and semiconductors, integrated circuits, related devices	photographic equipment and supplies
electronic instruments, components and equipment such as calculators and computers	pre-recorded magnetic tape
electrical welding apparatus	radio and television receiving equipment such as television and radio sets, phonograph records and surgical, medical and dental instruments, equipment, and supplies
lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting	
industrial apparatus	surveying and drafting instruments
industrial controls	telephone and telegraph apparatus
instruments for measurement, testing, analysis and control, associated sensors and accessories	transformers, switch gear and switchboards
	watches and clocks

Does not include testing laboratories (soils, materials testing, etc.) (see "Business Support Services"), or research and development facilities separate from manufacturing (see "Research and Development").

Enhanced specialized mobile radio. A digital wireless communication technology that specializes in providing dispatching services.

Enlargement of Use. The expansion of a land use activity on a site or within a structure so that the use/ activity occupies more floor or site area.

Environmental Impact Report (EIR). An informational document used to assess the physical characteristics of an area and to determine what effects will result if the area is

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altered by a proposed action, prepared in compliance with the California Environmental Quality Act (CEQA).

Equipment Rental, Indoor. Service establishments which may offer a wide variety of materials and equipment for rental. Construction equipment rental is separately defined.

F. Definitions, "F."

Family. One or more person occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a lodging house or hotel. A family includes the necessary servants.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Floor Area, Gross. The area in square feet of all floors within a building, measured from the outside surfaces of the exterior walls.

Floor Area Ratio (FAR). The Floor Area Ratio (FAR) is the ratio of floor area to total lot area. FAR restrictions are used to limit the maximum floor area allowed on a site (including all structures on the site). The maximum floor area of all structures (measured from exterior wall to exterior wall) permitted on a site (including carports) shall be determined by multiplying the Floor Area Ratio (FAR) by the total net area of the site ($FAR \times \text{Net Site Area} = \text{Maximum Allowable Floor Area}$).

Flower Tower. A structure that integrates a monopole into a light pole or other utility pole.

Definitions

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Food and Beverage Manufacturing. Manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products. Includes:

bakeries	fats and oil product manufacturing
bottling plants	fruit and vegetable canning, preserving, related processing
breweries	grain mill products and by-products
candy, sugar and confectionery products manufacturing	meat, poultry, and seafood canning, curing, byproduct processing
catering services separate from stores or restaurants	soft drink production
coffee roasting	miscellaneous food item preparation from raw products
dairy products manufacturing	

May include tasting and accessory retail sales of beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of "Night Clubs and Bars" if alcoholic beverages are tasted, and under "Restaurant" if beverages are non-alcoholic.

Does not include: bakeries which sell all products on-site, which are included in the definition of "General Retail;" or beer brewing as part of a brew pub, bar or restaurant (see "Night Clubs and Bars").

Furniture, Furnishings and Appliance Stores. Stores engaged primarily in selling the following products and related services, including incidental repair services:

computers and computer equipment	large musical instruments
draperies	lawn furniture
floor coverings	movable spas and hot tubs
furniture	office furniture
glass and chinaware	other household electrical and gas appliances
home appliances	outdoor furniture
home furnishings	refrigerators
home sound systems	stoves
interior decorating materials and services	televisions

Furniture/Fixtures Manufacturing, Cabinet Shops. Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops, but not saw mills or planing mills.

Definitions

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G. Definitions, "G."

Garage, or Carport. Parking space and shelter for automobiles or other vehicles, where the size of the parking space complies with the provisions of Division 17.34 (Parking and Loading).

1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides.
2. A carport is an attached or detached accessory structure enclosed on no more than two sides.

Garage Sale. Any sale held for the purpose of selling, trading or otherwise disposing of household furnishings, personal goods or other tangible properties of a resident of the premises on which the sale is conducted in a residential zone.

Gas Station. A retail business selling gasoline or other motor vehicle fuels, which may also provide services which are incidental to fuel services. These secondary services may include vehicle engine maintenance and repair, towing and trailer rental services. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

General Plan. The City of Lodi General Plan, including all its elements and all amendments to the General Plan, as adopted by the City Council under the provisions of Government Code Sections 65300 et seq., and referred to in this Zoning Ordinance as the "General Plan."

General Retail. Stores and shops selling many lines of merchandise. These stores and lines of merchandise include:

art galleries	electronics/ TV
artists' supplies	fabrics and sewing supplies
bakeries (all production in support of on-site sales)	florists and houseplant stores (indoor sales
bicycles	only—outdoor sales are "Plant Nurseries")
books	furniture, home furnishings and equipment
cameras and photographic supplies	general stores
clothing and accessories	
collectibles (cards, coins, comics, stamps, etc.)	
department stores	
drug and discount stores	
dry goods	

Definitions

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gift and souvenir shops
 hardware-no outside storage
 hobby materials
 jewelry
 luggage and leather goods
 musical instruments, parts and accessories
 newsstands
 orthopedic supplies
 pet supplies sales with no animals but fish
 religious goods
 small wares
 specialty shops
 sporting goods and equipment
 stationery
 toys and games
 variety stores

Golf Courses and Country Clubs. Golf courses, and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for on-site sales of golfing equipment; and golf cart storage and sales facilities.

Grade. The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measurement of the height of the structure.

Grand Opening. An advertising event which has as its purpose, the promotion of a newly opened use, a change in the orientation of a use or reopening of a use following a remodeling or major renovation.

Grocery Store. A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store.

Group Homes. This land use consists of a dwelling unit licensed or supervised by any Federal, State, or local health/ welfare agency which provides 24-hour nonmedical care of unrelated persons who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Includes: children's homes; orphanages; rehabilitation centers; self-help group homes. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."

Definitions

H

Guest House. A detached structure accessory to a single-family dwelling, accommodating living/ sleeping quarters, but without kitchen or cooking facilities.

H. Definitions, "H."

Handcraft Industries, Small-Scale Manufacturing. Establishments manufacturing and/ or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products.

Health/Fitness Facilities. Fitness centers, gymnasiums, health and athletic clubs including any of the following: indoor sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities.

Hedge. Shrubs and/ or trees planted and maintained at a spacing interval which creates a physical and/ or visual barrier.

Heliport. A designated, marked area on the ground or the top of a structure where helicopters may land at any time.

Home Occupations. The conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

Hotel or Motel. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Household Pets. The keeping/ raising of birds, cats, dogs, or other common household pets, as determined by the Director, accessory to a residential use.

Housing costs. The monthly mortgage principal and interest, property taxes, homeowners insurance, and condominium fees, where applicable, for ownership units; and the monthly rent for rental units.

HUD. The United States Department of Housing and Urban Development or its successor.

Definitions

I

I. Definitions, "I."

Illegal Building or Use. A building or use that does not conform to one or more of the provisions of this Zoning Ordinance, and did not lawfully exist on the effective date of applicable provisions of this Zoning Ordinance.

Income eligibility. The gross annual household income considering household size and number of dependents, income of all wage earners, elderly or disabled household members and all other sources of household income.

Independent Living. Housing that is intended for elderly persons who may require some assistance but are generally able to live and function independently. These facilities are usually apartment style housing with a studio, one-bedroom or larger units, one or more bathrooms and either a kitchenette or full kitchen. Meals, housekeeping and laundry services are provided for residents. Social activities and other non-medical services, such as transportation, are sometimes offered.

Indoor Amusement/Entertainment Facilities. Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

- bowling alleys
- coin-operated amusement arcades
- dance halls, clubs and ballrooms
- electronic game arcades
- ice skating and roller skating
- pool and billiard rooms as primary uses

Five or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above, three or less machines are not considered a land use separate from the primary use of the site.

Intensification of Use. A change in the use of a structure or site, where the new use is required by Division 17.34 (Parking and Loading) to have more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example, hours of operation), which generate more activity on the site.

Definitions

J

J. Definitions, "J."

Junkyard. Means the outdoor storage of debris and/ or inoperable vehicles in a manner inconsistent with the provisions of this chapter.

K. Definitions, "K."

Kitchen. A room or space within a building intended to be used for the cooking or preparation of food.

L. Definitions, "L."

Land Use Permit. Authority granted by the City to use a specified site for a particular purpose, including Use Permits, Temporary Use Permits, Planned Development Permits, Variances, Zoning Clearances, as established by Article 4 (Land Use and Development Permit Procedures) of this Zoning Ordinance.

Landscaping. The planting and maintaining of an area with predominantly native or exotic plant materials including lawn, groundcover, trees, shrubs, and other plant materials; and also including accessory decorative outdoor landscape elements (for example, pools, fountains, paved or decorated surfaces, but excluding driveways, parking, loading, or storage areas).

Large Family Day Care Home. See "Child Day Care Facilities."

Lattice tower. A structure with three or four steel support legs that supports a variety of antennae. These towers generally range in height from **60 to 200** feet and are constructed in areas where increased height is needed, microwave antennas are required, or where the weather demands a more structurally-sound design.

Laundries and Dry Cleaning Plants. Service establishments engaged primarily in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment; see "Personal Services."

Libraries and Museums. Public or quasi-public facilities including aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are typically non-commercial, other than an accessory gift/ book shop.

Definitions

L

License. A basic permit issued by a licensing agency to operate a residential care facility for the elderly.

Licensing Agency. A state, county or other public agency authorized by the State Department of Social Services to assume specified licensing, approval or consultation responsibilities in compliance with Health and Safety Code Section 1569.13.

Life Care/Continuing Care Retirement Communities. See “Residential Care Facilities for the Elderly.”

Life Care Contract. A contract to provide to a person for the duration of his or her life, or for a term in excess of one year, nursing services, medical services, or health related services, board and lodging and care as necessary, or any combination of such services, for the person, in a residential care facility for the elderly.

Live/Work Facilities. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the City building code; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

Lot, or Parcel. A recorded lot or parcel of real property under single ownership, law fully created as required by the Subdivision Map Act and City ordinances, including this Zoning Ordinance. Types of lots include the following.

1. **Corner lot.** A lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than 135 degrees. If the intersection angle is more than 135 degrees, the lot is considered an interior lot.
2. **Flag lot.** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
3. **Interior lot.** A lot abutting only one street.

Definitions

L

4. **Key lot.** An interior lot, the front of which adjoins the side property line of a corner lot.
5. **Reverse corner lot.** A corner lot, the rear of which abuts a key lot.
6. **Through lot.** A lot with frontage on two generally parallel streets.

Lot Area. Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way. Net lot area is exclusive of easements, including those for utilities or flood control channels, which limit the use of the lot.

Lot Area, Net. The portion of a parcel that is:

1. Not subject to any easement or included as a proposed public or private facility, such as an alley, highway, street, or other necessary public site within a proposed development project; or
2. Subject to an easement where the owner of the underlying fee has the right to use the entire surface except the portion where the owner of the easement may place utility poles or minor utility structures.

Except as provided above, portions of a parcel to a highway easement or any other private or public easement shall not be counted as part of the net area.

Lot Coverage. See "Site Coverage."

Lot Depth. The average linear distance between the front and the rear lot lines or the intersection of the two side lot lines if there is no rear line. See Figure 8-1 (Lot Features). The Director shall determine lot depth for parcels of irregular configuration.

Definitions

L

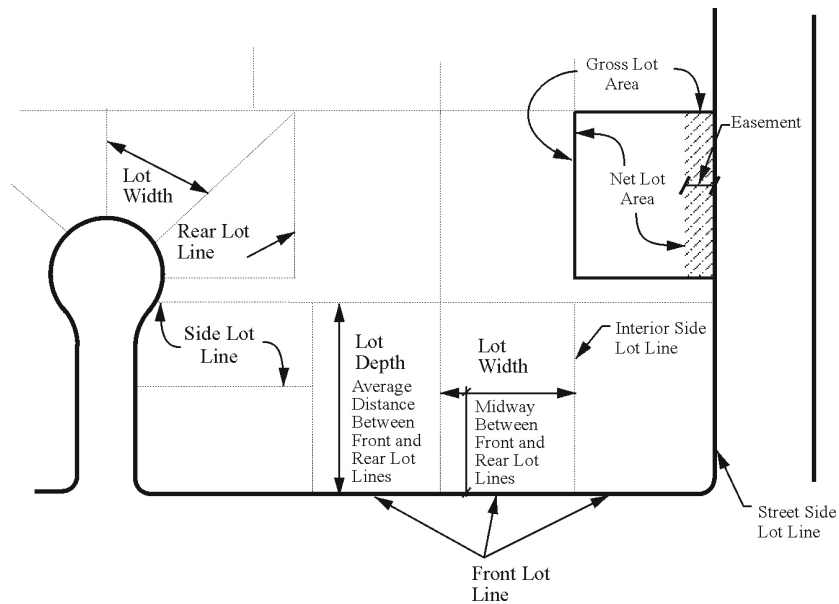


FIGURE 8-1
LOT FEATURES

Lot Frontage. The boundary of a lot adjacent to a public street right-of-way.

Lot Line or Property Line. Any recorded boundary of a lot. Types of lot lines are as follows (see Figure 7-3 (Lot Features)):

1. **Front lot line.** On an interior lot, the property line separating the parcel from the street. The front lot line on a corner lot is the line with the shortest frontage. (If the lot lines of a corner lot are equal in length, the front lot line shall be determined by the Director.) On a through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
2. **Interior lot line.** Any lot line not abutting a street.
3. **Rear lot line.** A property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line.
4. **Side lot line.** Any lot line that is not a front or rear lot line.

Definitions

M

Lot of Record. A parcel of land held in separate ownership as shown on the county assessor's records at the time of the passage of the ordinance codified in this title.

Lot Width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. See Figure 7-3 (Lot Features). The Director shall determine lot width for parcels of irregular shape.

M. Definitions, "M."

Map Act. See "Subdivision Map Act."

Medical Services - Clinics, Offices, and Laboratories. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals, including:

- health management organizations (HMOs)
- medical and dental laboratories
- medical, dental and psychiatric offices
- out-patient care facilities
- other allied health services

Counseling services by other than medical doctors or psychiatrists are included under "Offices."

Medical Services - Extended Care. Residential facilities providing nursing and health-related care as a primary use with in-patient beds, such as: board and care homes; convalescent and rest homes; extended care facilities; skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Homes."

Medical Services - Hospitals. Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and emergency heliports (see the separate definition of "Accessory Retail Uses").

Metal Products Fabrication, Machine and Welding Shops. Establishments engaged primarily in the assembly of metal parts, including the following uses that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products.

Definitions

M

blacksmith and welding shops
 sheet metal shops
 machine shops and boiler shops

Microbrewery. A facility where beer brewed on the premises is sold for on-site consumption.

Microcell. A wireless communication facility that:

1. Contains a maximum of four whip or panel antennae. Each whip antenna does not exceed four inches in diameter and four feet in length. Each panel antenna does not exceed two square feet in surface area;
2. Contains a maximum of one microwave antenna no larger than 10 square feet in surface area;
3. Has an array of antennae less than 10 feet in height;
4. Is roof- or structure-mounted or, if within the public right-of-way, is located on top of a light pole or telephone pole or a metal or precast concrete monopole (similar in design to a street light pole or street tree); and
5. Has a total height, if roof- or structure-mounted, that does not exceed the maximum height allowed in the zoning district in which the facility is located.

Mixed-Use Project. A project which combines both commercial and residential uses, where the residential component is typically located above the commercial.

Mobile Home. A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. A mobile home on a permanent foundation is included under the definition of "Single-Family Dwellings."

Mobile Home Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

Definitions

M

Mortuaries and Funeral Homes. Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted.

Mounted. Attached or supported.

Multi-Family Dwellings. A building or a portion of a building used and/ or designed as residences for three or more families living independently of each other. Includes: triplexes, fourplexes (buildings under one ownership with three or four dwelling units, respectively, in the same structure) and apartments (five or more units under one ownership in a single building); townhouse development (three or more attached single-family dwellings where no unit is located over another unit); and senior citizen multi-family housing; see also "Common Interest Developments."

Definitions

N

N. Definitions, "N."

Negative Declaration. A statement describing the reasoning that a proposed action will not have a significant adverse effect on the environment, in compliance with the California Environmental Quality Act (CEQA).

Night Clubs and Bars. Businesses where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include entertainment (e.g., live music and/ or dancing, comedy, etc.). May also include beer brewing as part of a microbrewery, and other beverage tasting facilities.

Nonconforming Parcel. A parcel that was legally created prior to the adoption of this Zoning Ordinance and which does not conform to current Code provisions/ standards (e.g., access, area or width requirements, etc.) prescribed for the zoning district in which the parcel is located.

Nonconforming Sign. A sign which lawfully existed prior to the effective date of this Zoning Ordinance, or any amendment thereto, but which fails by reason of such adoption or amendment to conform to all of the standards and regulations of the adopted or amended provision.

Nonconforming Structure. A structure that was legally constructed prior to the adoption of this Zoning Ordinance and which does not conform to current Code provisions/ standards (e.g., open space, distance between structures, etc.) prescribed for the zoning district in which the structure is located.

Nonconforming Use. A use of a structure (either conforming or nonconforming) or land that was legally established and maintained prior to the adoption of this Zoning Ordinance and which does not conform to current Code provisions governing allowable land uses for the zoning district in which the use is located.

Nursing Home. See "Skilled Nursing Facilities ."

Definitions

O

O. Definitions, "O."

Occupancy. All or a portion of a structure occupied by one tenant.

Offices. This Zoning Ordinance distinguishes between the following types of office facilities. These do not include: medical offices (see "Medical Services - Clinics Offices, and Laboratories"); or offices that are incidental and accessory to another business or sales activity that is the primary use. Incidental offices that are customarily accessory to another use are allowed as part of an approved primary use.

1. **Administrative/Business.** Establishments providing direct services to consumers, such as insurance agencies, real estate offices, utility company offices, etc.
2. **Government.** City, and other local, state, and federal government agency or service facilities. Includes post offices, but not bulk mailing distribution centers, which are under "Truck and Freight Terminals."
3. **Production.** Office-type facilities occupied by businesses engaged in the production of intellectual property. These uses include:

advertising agencies	educational, scientific and research
architectural, engineering, planning and surveying	organizations
services	media postproduction services
computer software production and	photography and commercial art studios
programming services	writers and artists offices

4. **Professional.** Professional offices including:

accounting, auditing and bookkeeping services	detective agencies and similar services
attorneys	employment, stenographic, secretarial and
counseling services	word processing services
court reporting services	literary and talent agencies
data processing services	management and public relations services

5. **Temporary.** A mobile home, recreational vehicle or modular unit used as a temporary office facility. Temporary Offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

Definitions

O

- 6. Temporary Real Estate.** The temporary use of a dwelling unit within a residential development project as a sales office for the units on the same site, which is converted to residential use at the conclusion of its office use.

Off-site. An activity or accessory use that is related to a specific primary use, but is not located on the same site as the primary use.

On-site. An activity or accessory use that is related to a specific primary use, which is located on the same site as the primary use.

Open Fencing. A barrier constructed of material which is transparent, such as glass, plastic panels or wrought iron, used in conjunction with recreation and seating areas.

Outdoor Recreation Facilities. Facilities for various outdoor participant sports and types of recreation, including:

amphitheaters	stadiums and coliseums
amusement and theme parks	swim and tennis clubs
health and athletic club outdoor facilities	tennis courts
miniature golf courses	water slides
skateboard parks	zoos

May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. Does not include parks and playgrounds, which are separately defined.

Outdoor Retail Sales and Activities. Permanent outdoor sales and rental establishments including auto dealers, lumber and other material sales yards, newsstands, outdoor facilities for the sale or rental of other vehicles/ equipment, and other uses where the business is not conducted entirely within a structure.

Outdoor Retail Sales, Temporary. Temporary outdoor retail operations including:

Christmas trees, pumpkins or the sale of other seasonal items
 farmers' markets
 food vendors
 semi-annual sales of art/ handcrafted items in conjunction with community festivals or art shows
 sidewalk or parking lot sales longer than one weekend
 retail sales from individual vehicles in temporary locations outside the public right-of-way

Definitions

P

P. Definitions, "P."

Parcel. See "Lot, or Parcel."

Parking Facilities/Vehicle Storage. Service establishments in the business of storing operative cars, trucks, buses, recreational vehicles, and other motor vehicles for clients. Includes both day use and long-term public and commercial garages, parking lots and structures, except when accessory to a primary use. (All primary uses are considered to include any customer or public use off-street parking required by the Zoning Ordinance.) Includes sites where vehicles are stored for rental or leasing. Does not include dismantling yards (classified in "Recycling Facilities - Scrap and Dismantling Yards").

Parks and Playgrounds. Public parks, play lots, playgrounds, and athletic fields for non-commercial neighborhood or community use, including tennis courts. See also "Outdoor Recreation Facilities."

Pawn Shops. Indoor retail establishments that accept personal property as collateral for loans, and offer the property for sale to the public.

Pedestrian Orientation. Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including but not limited to:

1. Street furniture;
2. Design amenities related to the street level such as awnings, paseos, arcades;
3. Visibility into buildings at the street level;
4. Highly articulated facades at the street level with interesting uses of material, color, and architectural detailing;
5. Continuity of the sidewalk with a minimum of intrusions into pedestrian right-of-way;
6. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
7. Signage oriented and scaled to the pedestrian rather than the motorist; and

Definitions

P

8. Landscaping.

Pedestrian-Oriented Use. A use which is intended to encourage walk-in customers and which generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian-oriented use provides spontaneous draw from sidewalk and street due to intense and surprising visual interest, high customer turnover and intense social interaction.

Permitted Use. Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Person. Any individual, firm, co-partnership, corporation, company, association, joint stock association; city, county, state, or district; and includes any trustee, receiver, assignee, or other similar representative thereof.

Personal Communication Services. A digital wireless communications technology with the capacity for multiple communication services, and which provides a system for the routing of calls to individuals rather than places, regardless of location.

Personal Services. Establishments providing non-medical services as a primary use, including:

barber and beauty shops	psychic readers
clothing rental	shoe repair shops
dry cleaning pick-up stores with limited equipment	spas and hot tubs
home electronics and small appliance repair	tailors
laundromats (self-service laundries)	tanning salons
massage (licensed, therapeutic, non-sexual)	tattoo parlors

These uses may also include accessory retail sales of products related to the services provided.

Planning Commission. The City of Lodi Planning Commission, appointed by the Lodi City Council in compliance with Government Code Section 65101, referred to throughout this Zoning Ordinance as the "Commission."

Plant Nurseries and Garden Supply Stores. Commercial agricultural establishments engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Includes stores selling these products, nursery stock, lawn and garden supplies, and commercial scale greenhouses. The sale of house plants or other nursery

Definitions

P

products entirely within a building is also included under "General Retail Stores." Home greenhouses are included under "Accessory Residential Uses and Structures."

Primary Structure. A structure that accommodates the primary use of the site.

Primary Use. The main purpose for which a site is developed and occupied, including the activities that are conducted on the site during most of the hours when activities occur.

Primary Zoning District. The zoning district applied to a site by the Zoning Map, to which an overlay zoning district may also be applied.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. "Quick printing" services are included in the definition of "Business Support Services."

Private wireless communication facility. A wireless communication facility that has not been granted a Certificate of Public Convenience and Necessity by the California Public Utilities Commission (CPUC).

Project. Proposed development or a new land use.

Property Line. The recorded boundary of a parcel of land.

Proposed Project. A proposed new structure, new addition to an existing structure, or area of other new site development; these do not include the alteration of any portion of an existing structure other than an addition.

Public Safety Facilities. Facilities operated by public agencies including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

Public Utility Facilities. Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

corporation and maintenance yards.

Definitions

P

electrical substations and switching stations
 natural gas regulating and distribution facilities
 public water system wells, treatment plants and storage
 telephone switching facilities
 wastewater treatment plants, settling ponds and disposal fields

These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.

Public wireless communication facility. A wireless communication facility that has been granted a Certificate of Public Convenience and Necessity by the California Public Utilities Commission (CPUC).

Q. Definitions, "Q."

Quarry materials storage and processing. Manufacturing facilities for the sorting, grading, and storage of aggregates as construction materials; includes concrete batch plants. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under "Building Material Stores."

Definitions

R

R. Definitions, "R."

Radiofrequency radiation. Electromagnetic radiation in the portion of the spectrum from three kilohertz to 300 gigahertz.

Recreational Vehicle (RV). A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

1. Contains less than 320 square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
2. Contains 400 square feet or less of gross area measured at maximum horizontal projections;
3. Is built on a single chassis; and
4. Is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

Recreational Vehicle Park. A site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

Recycling Facilities. This land use type includes a variety of facilities involved with the collection, sorting and processing of recyclable materials.

1. **Collection facility.** A center where the public may donate, redeem or sell recyclable materials, which may include the following, where allowed by the applicable zoning district:
 - a. Reverse vending machine(s);
 - b. Small collection facilities which occupy an area of 350 square feet or less and may include:

Definitions

R

- (1) A mobile unit;
 - (2) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet; and
 - (3) Kiosk-type units which may include permanent structures.
- c. Large collection facilities which occupy an area of more than 350 square feet and/ or include permanent structures.
- 2. **Mobile recycling unit.** An automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers.
- 3. **Processing facility.** A structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, re-manufacturing and shredding. Processing facilities include the following types, both of which are included under the definition of "Recycling- Scrap and Dismantling Yards," below:
 - a. Light processing facility occupies an area of under 45,000 square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and
 - b. A heavy processing facility is any processing facility other than a light processing facility.
- 4. **Recycling facility.** A center for the collection and/ or processing of recyclable materials. A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers located on a residentially, commercially or industrially designated site used solely for the recycling of material generated on the site. See "Processing Facility" above.
- 5. **Recycling or recyclable material.** Reusable domestic containers and other materials which can be reconstituted, re-manufactured, or reused in an altered form, including

Definitions

R

glass, metals, paper and plastic. Recyclable material does not include refuse or hazardous materials.

6. **Reverse vending machine.** An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers.

A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.

7. **Scrap and dismantling yards.** Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling (see the definitions above). Does not include: places where these activities are conducted entirely within buildings; pawn shops, and other secondhand stores; the sale of operative used cars; or landfills or other waste disposal sites.

Religious Facilities. Facilities operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc.; and accessory uses on the same site, including living quarters for ministers and staff, child day care facilities and religious schools where authorized by the same type of land use permit required for the religious facility itself. May also include fund-raising sales, bazaars, dinners, parties, or other outdoor events on the same site. Other establishments maintained by religious organizations, including as full-time educational institutions, hospitals and other potentially-related operations (for example, a recreational camp) are classified according to their respective activities.

Resale controls. Legal provisions by which the sale of affordable units will be controlled to insure that the unit is affordable by very low or low income households over time.

Research and Development (R&D). Indoor facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes pharmaceutical, chemical and biotechnology research and development. Does not include computer software companies (see "Offices - Production"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services - Clinics, Offices, and Laboratories").

Definitions

R

Residential Care Facility for the Elderly (RCFE). A housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where 75 percent of the residents are at least 62 years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. RCFE projects may include basic services and community space.

RCFE projects include Assisted Living Facilities (Board and Care Homes), Congregate Housing or Life Care Facilities as defined below.

1. **Assisted living facility.** A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted Living Facilities may include kitchenettes (small refrigerator, sink and/ or microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.
2. **Life care facility.** Sometimes called Continuing Care Retirement Communities, or Senior Continuum of Care Complex, these facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life Care Facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

Residential Care Home. A dwelling unit licensed or supervised by any Federal, State, or local health/ welfare agency which provides 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.

Residential District or Zone. Any of the residential zoning districts established by Section 17.20.020 (Zoning Districts Established).

Residential Project. A housing development at one location including all units for which permits have been applied for or approved within a 12-month period, intended and designed for permanent occupancy, including but not limited to single-family dwellings, duplexes, triplexes, fourplexes, apartments, multiple-dwelling structures, or group of dwellings, condominium development, townhouse development, cooperative, or land division.

Definitions

S

Residential Shelters. Facilities for the temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency.

Restaurant. A retail business selling ready-to-eat food for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses.

Review Authority. The individual or official City body (the Community Development Director, Planning Commission, or City Council) identified by this Zoning Ordinance as having the responsibility and authority to review, and approve or disapprove the permit applications described in Article 6 (Zoning Ordinance Administration).

Roadside Stands. Open structures for the retail sale of agricultural products, located on the site or in the area of the property where the products being sold were grown. Does not include field sales or agricultural products, which is included under "Production of Crops."

Rooming and Boarding Houses. The renting of individual bedrooms within a dwelling to two or more unrelated people, whether or not meals are provided.

S. Definitions, "S."

Schools. Public and private educational institutions, including:

boarding schools	high schools
business, secretarial, and vocational schools	military academies
community colleges, colleges and universities	professional schools (law, medicine, etc.)
elementary, middle, and junior high schools	seminaries/ religious ministry training facilities
establishments providing courses by mail	

Also includes specialized schools offering instruction in the following:

art	driver education
ballet and other dance	language
computers and electronics	music
drama	

Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. Does not include pre-schools and child day care

Definitions

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facilities (see "Child Day Care Facilities"). See also the definition of "Studios - Art, Dance, Music, Photography, etc." for smaller-scale facilities offering specialized instruction.

Secondary Dwelling Unit. An additional living unit on a lot within a single-family zone. A second unit is a self-contained unit with separate kitchen, living and sleeping facilities. A second unit can be created by (a) altering a single family dwelling to establish a separate unit or (b) adding a separate unit onto an existing dwelling.

Section 404 or Section 10 Permit. The permits issued by U.S. Army Corps of Engineers (ACE) establishing wetlands delineations and conditions governing activities therein.

Senior Continuum of Care Complex. See "Life Care Facility" as defined in "Residential Care Facility for the Elderly."

Senior apartments. Multifamily residential projects where occupancy is limited to people of fifty-five (55) years of age or older.

Senior Citizen. An adult 55 years or older.

Setback. The distance by which the wall of a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline. Setbacks from private streets are measured from the edge of the easement to the wall of the structure. See also "Yard." Figure 8-2 (Setbacks) shows the location of front, side, street side and rear setbacks. Figure 8-3 (Flag Lot Setbacks) shows the location of front yard setbacks for flag lots.

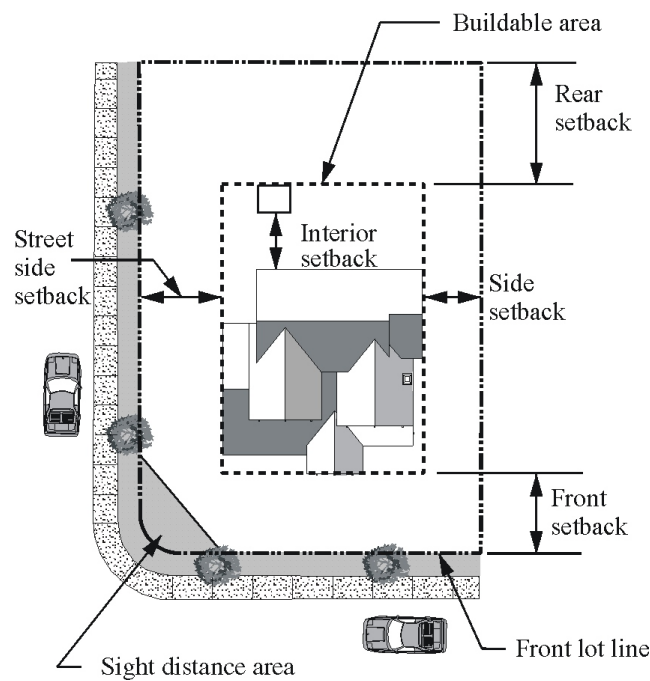


FIGURE 8-2
LOCATION AND MEASUREMENT OF SETBACKS

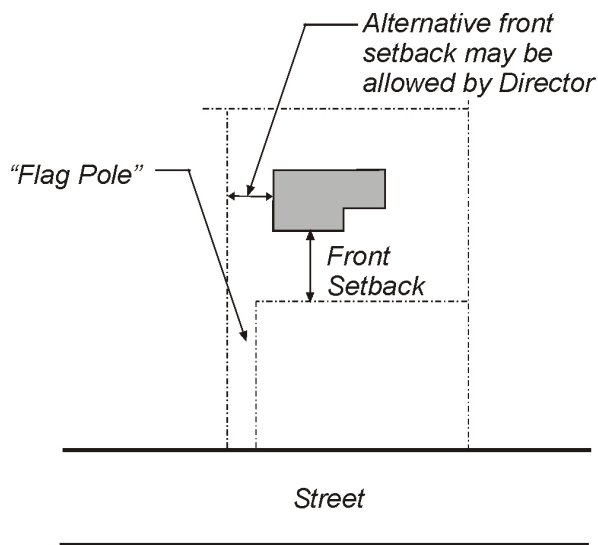


FIGURE 8-3
FLAG LOT SETBACKS

Definitions

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Sign. A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Does not include murals, paintings and other works of art that are not intended to advertise or identify any business or product. Types of signs include the following.

1. **Abandoned Sign.** A sign that no longer advertises a business, lessor, owner, product, service or activity on the premises where the sign is displayed.
2. **Animated or Moving Sign.** A sign which uses movement, lighting, or special materials to depict action or create a special effect to imitate movement.
3. **Awning Sign.** A sign copy or logo attached to or painted on an awning.
4. **Banner, Flag, or Pennant.** Cloth, bunting, plastic, paper, or similar non-rigid material used for advertising purposes attached to a structure, staff, pole, line, framing, or vehicle, not including official flags of the United States, the State of California, and other states of the nation, counties, municipalities, official flags of foreign nations and nationally or internationally recognized organizations.
5. **Bench Sign.** Copy painted on a portion of a bench.
6. **Business Identification Sign.** A sign which serves to identify only the name, address, and lawful use of the premises upon which it is located and provides no other advertisements or product identification.
7. **Cabinet Sign (Can Sign).** A sign which contains all the text and/ or logo symbols within a single enclosed cabinet and may or may not be internally illuminated.
8. **Changeable Copy Sign.** A sign designed to allow the changing of copy through manual, mechanical, or electrical means including time and temperature.
9. **Civic Event Sign.** A temporary sign posted to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organization, or similar noncommercial organization.

Definitions

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10. **Contractor or Construction Sign.** A sign which states the name of the developer and contractor(s) working on the site and related engineering, architectural or financial firms involved with the project.
11. **Directional Sign.** An on-site sign which is designed and erected solely for the purposes of directing vehicular and/ or pedestrian traffic within a project.
12. **Directory Sign.** A sign for listing the tenants and their suite numbers of a multiple tenant structure or center.
13. **Double-Faced Sign.** A sign constructed to display its message on the outer surfaces of two identical and/ or opposite parallel planes.
14. **Electronic Reader Board Sign.** A sign with a fixed or changing display composed of a series of lights, but not including time and temperature displays.
15. **Flashing Sign.** A sign that contains an intermittent or sequential flashing light source.
16. **Future Tenant Identification Sign.** A temporary sign that identifies the names of future businesses that will occupy a site or structure.
17. **Garage Sale Sign.** A sign with a message advertising the resale of personal property that has been used by the resident.
18. **Grand Opening.** A promotional activity not exceeding 30 calendar days used by newly established businesses, within two months after initial occupancy, to inform the public of their location and services available to the community. "Grand Opening" does not mean an annual or occasional promotion of retail sales by a business.
17. **Ground Mounted Sign.** A sign fixed in an upright position on the ground not attached to a structure other than a framework, pole or device, erected primarily to support the sign. Includes monument signs and pole signs.
20. **Holiday Decoration Sign.** Temporary seasonal signs, in the nature of decorations, clearly incidental to and customarily associated with nationally recognized holidays and which contain no advertising message.
21. **Illegal Sign.** A sign which includes any of the following:

Definitions

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- a. A sign erected without first complying with all regulations in effect at the time of its construction or use;
 - b. A sign that was legally erected, but whose use has ceased, the structure upon which the display is placed has been abandoned by its owner, or the sign is not being used to identify or advertise an ongoing business for a period of not less than 90 days;
 - c. A sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance, the amortization period for the display provided by the ordinance rendering the display conforming has expired, and conformance has not been accomplished;
 - d. A sign that was legally erected which later became nonconforming and then was damaged to the extent of 50 percent or more of its current replacement value;
 - e. A sign which is a danger to the public or is unsafe;
 - f. A sign which is a traffic hazard not created by relocation of streets or highways or by acts of the Town; or
 - g. A sign that pertains to a specific event, and five days have elapsed since the occurrence of the event.
- 22. Indirectly Illuminated Sign.** A sign whose light source is external to the sign and which casts its light onto the sign from some distance.
- 23. Internally Illuminated Sign.** A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or light source which is attached to the face of the sign and is perceived as a design element of the sign.
- 24. Marquee (Canopy) Sign.** A sign which is attached to or otherwise made a part of a permanent roof-like structure which projects beyond the building wall in the form of a large canopy to provide protection from the weather.
- 25. Monument Sign.** An independent, freestanding structure supported on the ground having a solid base as opposed to being supported by poles or open braces.

Definitions

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- 26. Multi-Tenant Sign.** An identification sign for a commercial site with multiple tenants, displaying the names of more than one tenant on the site.
- 26. Nonconforming Sign.** An advertising structure or sign which was lawfully erected and maintained prior to the adoption of this Development Code, but does not now completely comply with current regulations.
- 27. Off-Site Directional Sign.** A sign identifying a publicly owned facility, emergency facility, or a temporary subdivision sign, but excluding real estate signs.
- 28. Off-Site Sign.** A sign identifying a use, facility, service, or product which is not located, sold, or manufactured on the same premise as the sign or which identifies a use, service, or product by a brand name which, although sold or manufactured on the premise, does not constitute the principal item for sale or manufactured on the premise. Also known as billboard sign.
- 29. Permanent Sign.** A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises.
- 30. Political Sign.** A sign designed for the purpose of advertising support of or opposition to a candidate or proposition for a public election.
- 31. Pole/Pylon Sign.** An elevated freestanding sign, typically supported by one or two poles or columns.
- 31. Portable Sign.** A sign that is not permanently affixed to a structure or the ground.
- 32. Projecting Sign.** A sign other than a wall sign suspending from, or supported by, a structure and projecting outward.
- 33. Promotional Sign.** A sign erected on a temporary basis to promote the sale of new products, new management, new hours of operation, a new service, or to promote a special sale.
- 34. Real Estate Sign.** A sign indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.
- 35. Roof Sign.** A sign constructed upon or over a roof, or placed so as to extend above the edge of the roof.

Definitions

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- 36. Special Event Sign/Banner.** A temporary sign or banner that is intended to inform the public of a unique happening, action, purpose, or occasion (i.e., grand opening or community event).
- 37. Temporary Sign.** A sign intended to be displayed for a limited period of time and capable of being viewed from a public right-of-way, parking area or neighboring property.
- 38. Under Marquee Sign.** A sign suspended from a marquee or canopy.
- 38. Vehicle Sign.** A sign which is attached to or painted on a vehicle which is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.
- 39. Wall Sign.** A sign which is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.
- 40. Window Sign.** A sign posted, painted, placed, or affixed in or on a window exposed to public view. An interior sign which faces a window exposed to public view and is located within three feet of the window.

Sign Area. The entire area within a perimeter defined by a continuous line composed of right angles using no more than four lines which enclose the extreme limits of lettering, logo, trademark, or other graphic representation.

Sign Height. The vertical distance from the uppermost point used in measuring the area of a sign to the average grade immediately below the sign, including its base or the top of the nearest curb of the street on which the sign fronts, whichever measurement is the greatest.

Single-Family Dwelling. A building designed for and/ or occupied exclusively by one family. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/ manufactured housing on permanent foundations. May include the rental of rooms within a dwelling also occupied by the property owner or a primary tenant.

Site. A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

Site Coverage. The percentage of total site area occupied by structures, and paving for vehicle use. Structure/ building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks above the first floor, porches, stairs, etc.). Structure/ building coverage is measured from exterior wall to exterior wall. Pavement coverage includes areas necessary for the ingress, egress, outdoor parking, and circulation of motor vehicles. See Figure 8-4 (Site Coverage).

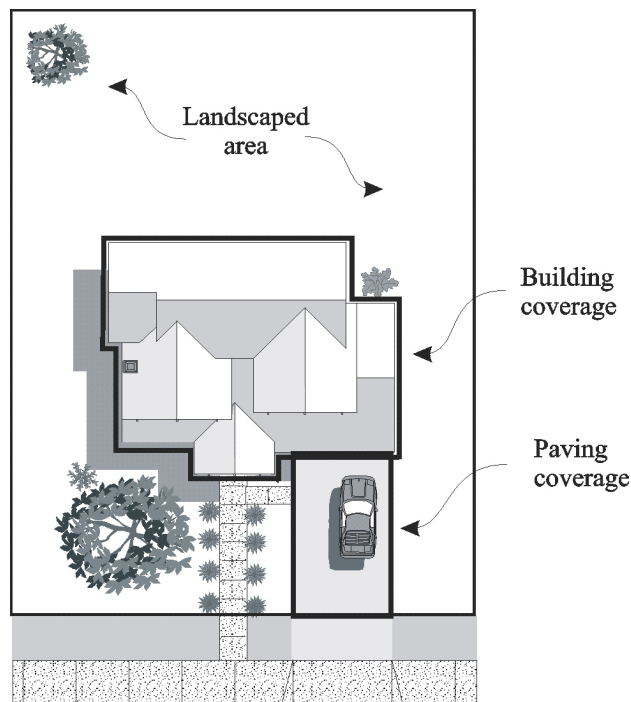


FIGURE 8-4
SITE COVERAGE

Skilled Nursing Facility (SNF). Also known as convalescent hospitals or nursing homes, these are facilities licensed by the California State Department of Health Services. These facilities house one or more individuals in a single room with a half-bath and provide intensive medical and nursing care, including 24-hour availability of licensed nursing personnel. Residents are often convalescing from serious illness or surgery and require continuous observation and medical supervision, or will reside in the facility as a long-term resident. (Not used in Zoning Ordinance)

Small Family Day Care Homes. See "Child Day Care Facilities."

Stealth facility. A communications facility which is designed to blend into the surrounding environment, typically one that is architecturally integrated into a structure. Also referred to as concealed antenna.

Storage - Indoor. The storage of various materials entirely within a structure, as the primary use of the structure. Includes personal storage facilities (mini-storage), which are structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand. The storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.

Storage - Outdoor. The storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

Street. A public thoroughfare accepted by the City, which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley as defined in this Subsection.

Street Line. The boundary between a street right-of-way and property.

Structure. Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purposes of this Zoning Ordinance, the term "structure" includes "buildings."

Structural Alteration. Any change tending to prolong the life of the supporting members of a building, such as bearing walls, columns, beams, or girders.

Structure, Primary. See "Primary Structure."

Studios for Art, Dance, Music, Photography, etc. Small scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are included under the definition of "Schools - Specialized education and training." These include facilities for: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment.

Definitions

S

Subdivision. The division, by any subdivider, of any unit or portion of land shown on the latest equalized San Joaquin County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. Subdivision includes the following, as defined in Civil Code Section 1315: a condominium project; a community apartment project; or the conversion of five or more existing dwelling units to a stock cooperative.

Subdivision Map Act, or Map Act. Division 2, Title 7 of the California Government Code, commencing with Section 66410 as presently constituted, and any amendments to those provisions.

Definitions

T

T. Definitions, "T."

Telecommunications Facilities. Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections (see "Utility Infrastructure").

Temporary Structure. A structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Temporary Use. A use of land that is designed, operated and occupies a site for a limited period of time, typically less than 12 months.

Theaters and auditoriums. Indoor facilities for public assembly and group entertainment, other than sporting events, including:

- civic theaters, and facilities for "live" theater and concerts
- exhibition and convention halls
- motion picture theaters
- public and semi-public auditoriums
- similar public assembly uses

Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events."

Truck and Freight Terminals. This land use consists of transportation establishments furnishing services incidental to air, motor freight, and rail transportation including:

- freight forwarding services
- freight terminal facilities
- joint terminal and service facilities
- packing, crating, inspection and weighing services
- postal service bulk mailing distribution centers
- transportation arrangement services
- trucking facilities, including transfer and storage

Definitions

U

Two-Family Dwellings. Duplexes and other free-standing structures designed and constructed to contain two independent dwelling units.

U. Definitions, "U."

Unit. See "Housing Unit."

Use. The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

Use, Accessory. See "Accessory Use."

Use, Primary. See "Primary Use."

Utility Facilities. Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

- corporation and maintenance yards.
- electrical substations and switching stations
- natural gas regulating and distribution facilities
- public water system wells, treatment plants and storage
- telephone switching facilities
- wastewater treatment plants, settling ponds and disposal fields

These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.

Utility Infrastructure. Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (see "Offices"), or distribution substations (see "Utility Facilities").

Definitions

V

V. Definitions, "V."

Variance. A discretionary entitlement that may waive or relax the development standards of this Zoning Ordinance, in compliance with 17.42.070 (Variances).

Vehicle Service. (Need definition)

Veterinary Clinics, Animal Hospitals, Kennels. Office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and boarding operations are commercial facilities for the keeping, boarding or maintaining of four or more dogs four months of age or older, or four or more cats, except for dogs or cats in pet shops.

Voluntary. Resulting from free will.

W. Definitions, "W."

Warehouse Retail. Retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices, where products are typically displayed in their original shipping containers. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

Warehouses, Wholesaling and Distribution. These facilities include:

1. **Warehouses.** Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include: warehouse, storage or mini-storage facilities offered for rent or lease to the general public (see "Storage - Indoor"); warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution"); or terminal facilities for handling freight (see "Vehicle and Freight Terminals").
2. **Wholesaling and Distribution.** Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as:

agents, merchandise or commodity brokers, and commission merchants

assemblers, buyers and associations engaged in the cooperative marketing of farm products

merchant wholesalers

stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

Definitions

Y

Wireless communication facility. Any public or private structure that supports antennae, microwave dishes, and other related equipment that sends and/ or receives radio frequency signals.

X. Definitions, "X." No specialized terms beginning with the letter "X" are used at this time.

Y. Definitions, "Y."

Yard. An area between a lot line and a setback, unobstructed and unoccupied from the ground upward, except for projections permitted by this Zoning Ordinance. See Section 17.32.100 (Setback Measurement and Exceptions) and Figure 7-4 (Setbacks).

- 1. Front yard.** An area extending across the full width of the lot between the front lot line and the required setback.
- 2. Rear yard.** An area extending the full width of the lot between a rear lot line and the required setback.
- 3. Side yard.** An area extending from the front yard to the rear yard between the nearest side lot line and the required setback.

Definitions

Z**Z. Definitions, "Z."**

Zero Lot Line. The location of a building on a lot in a manner that one or more building edges rest directly on a lot line.

Zoning Clearance. A ministerial issued by the Department prior to issuance of any building permit to ensure that the proposed use and/ or construction complies with all of the provisions of this Zoning Ordinance.

Zoning District. Any of the residential, commercial, industrial, special purpose, or overlay districts established by Article 2 of this Zoning Ordinance (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards), within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.).

Zoning Ordinance. The Lodi Zoning Ordinance, Title 17 of the Lodi Municipal Code, referred to herein as "this Zoning Ordinance."